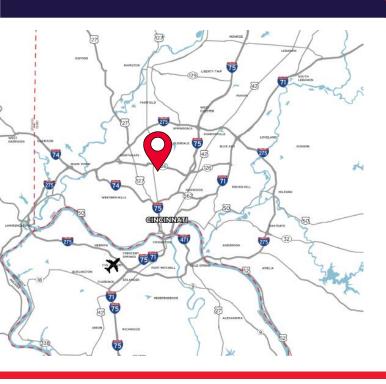




OFFICE/ LAB SPACE



SUBLEASE RATE: \$9.00/PSF NNN

PROPERTY HIGHLIGHTS

- 13,200 Total SF
- 3.00 Acres
- Sublease expires January 31, 2031
- Built in 2008
- (1) Grade-Level Door
- Located just minutes from I-275
- Many local amenities nearby

For more information, contact:

Dave Kelly

Managing Director +1 513 290 4651 dave.kelly@cushwake.com Seattle Stein Director +1 513 763 3027 seattle.stein@cushwake.com Scott Abernethy Senior Director +1 513 763 3013 scott.abernethy@cushwake.com 201 E. Fourth Street, Suite 1800 Cincinnati, OH 45202 P: +1 513 421 4884 cushmanwakefield.com

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for sublease 1780 CARILLON BLVD.

CINCINNATI, OH 45240

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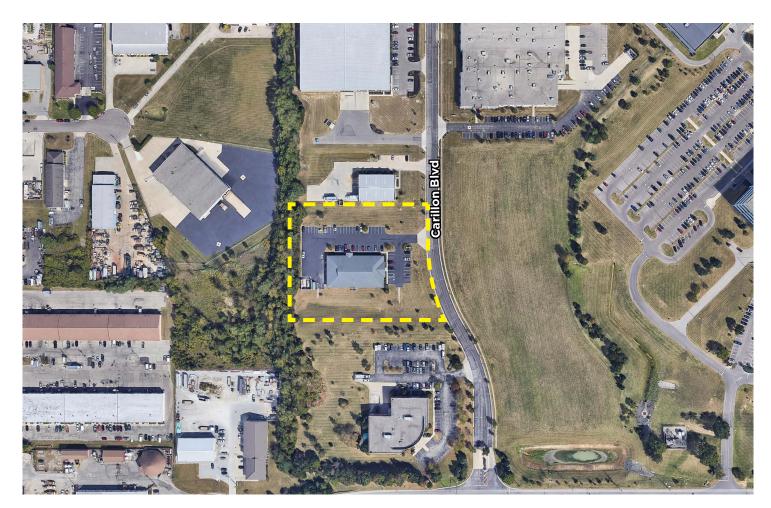
BUILDING SPECIFICATIONS

SUBLEASE RATE: \$9.00/PSF NNN

	IGHTIN
LOCATION Cincinnati, OH L	
BUILDING SIZE 13,200 Total SF D	ORIVE-II
LAB SIZE4,480 Total SFE	ELECTR
ACRES 3.00 P	PARKIN
CONSTRUCTION Masonary Z	ZONING
	REAL ES FAXES
ROOF Asphalt Shingle	

LIGHTING	LED
DRIVE-IN DOORS	(1) Drive-in Door
ELECTRIC	480 Volt; 3 Phase
PARKING	50 Spaces
ZONING	SPA-3 Forest Park
REAL ESTATE TAXES	\$41,544.86 (2024)

SITE AERIAL



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FLOOR PLAN



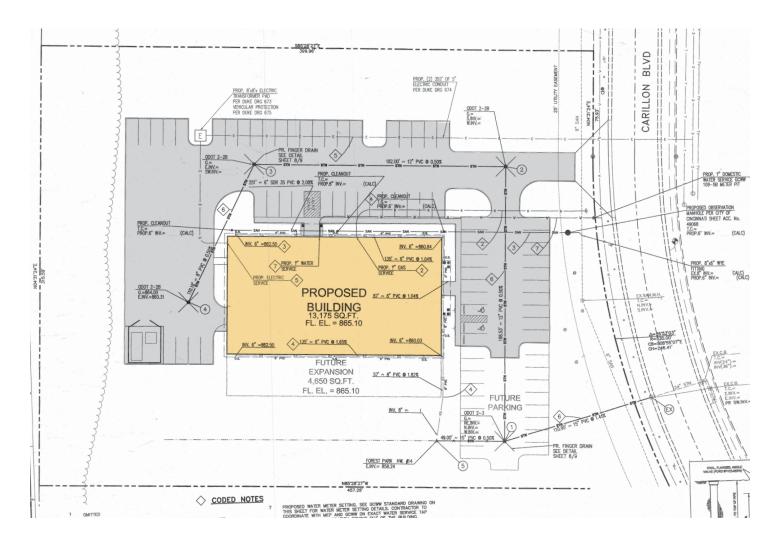


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SITE PLAN

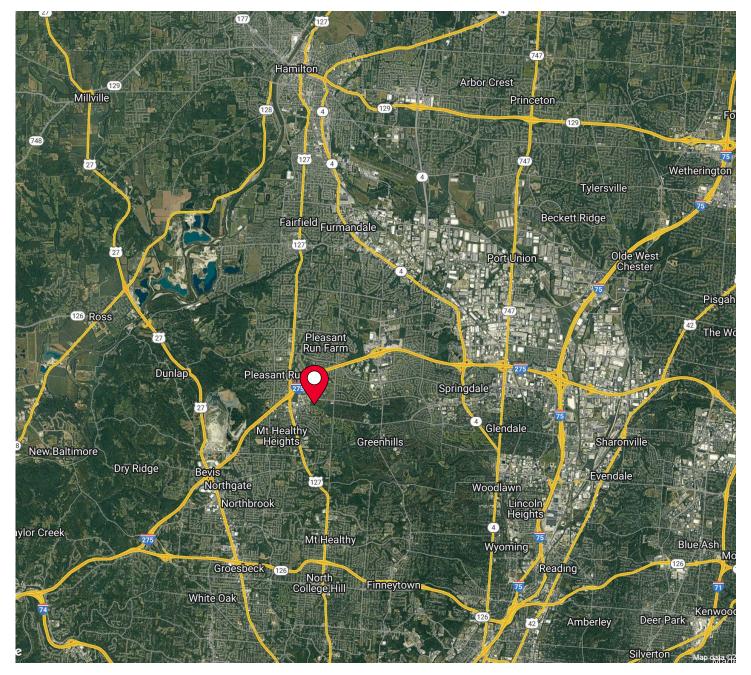


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FOR SUBLEASE 1780 CARILLON BLVD. CINCINNATI, OH 45240



AERIAL LOCATION



For more information, contact:

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